

**TOWN OF DAVIE**  
**TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** David Quigley, AICP, Planning and Zoning Manager/ (954) 797-1101

**PREPARED BY:** Carlo F. Galluccio III, Planner I

**SUBJECT:** Temporary use permit for a construction trailer

**AFFECTED DISTRICT:** District 2

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** TU 9-3-08, Saddle Bridge, generally located on the southwest corner of Griffin Road and SW 76 Avenue (permit for a construction trailer and storage compound)

**REPORT IN BRIEF:** The applicant is requesting Temporary Use Permit for a construction trailer and storage compound during the development of the residential community known as "Saddle Bridge." The trailer and compound are proposed to be located in the northwest portion of the property. The trailer is to be used for office purposes while the compound will secure equipment and supplies after working hours.

**DURATION OF EVENT:** Per Section 12-317, upon completion of the development

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved is suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that construction trailer and storage compound to be adequately separated from adjacent uses, there will be no traffic generated on minor residential streets, and a vehicle parking problem is not anticipated. In addition, the following conditions apply:

- (1) Any temporary use authorized by Town Council shall be approved and accepted as to all terms and conditions by the applicant in writing within ten (10) days of the date such

temporary use is authorized. The applicant shall file such authorization with the Development Services Department.

(2) A building permit must be secured prior to the placement of the construction trailer.

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:** n/a

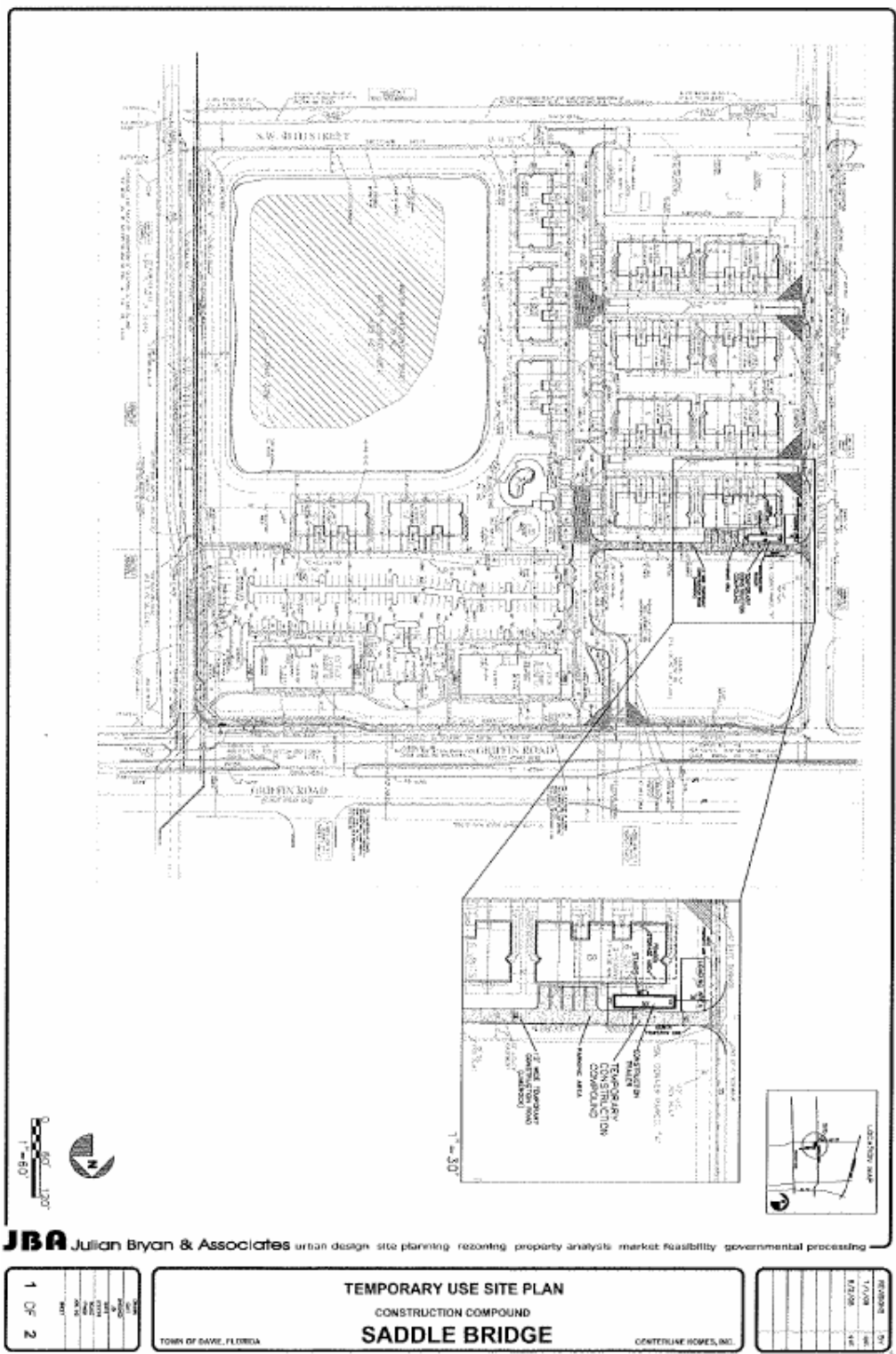
**FISCAL IMPACT:** not applicable

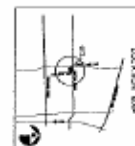
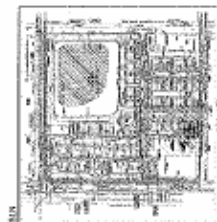
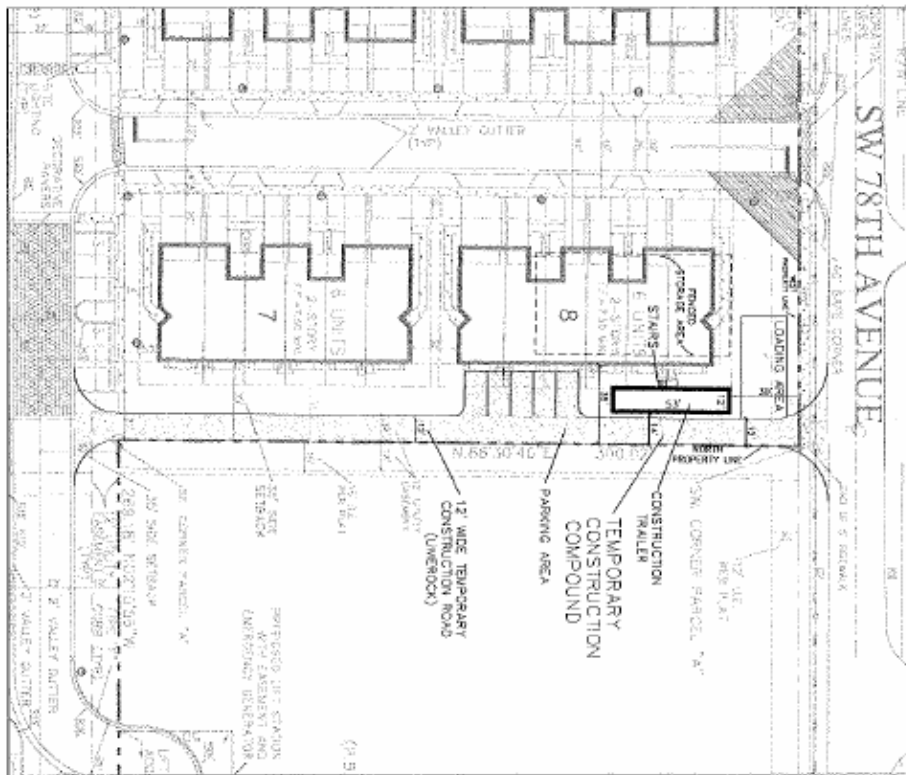
Has request been budgeted? n/a

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration

**Attachment(s):** Site Plan, Zoning Map, and Future Land Use Map

Site Plan





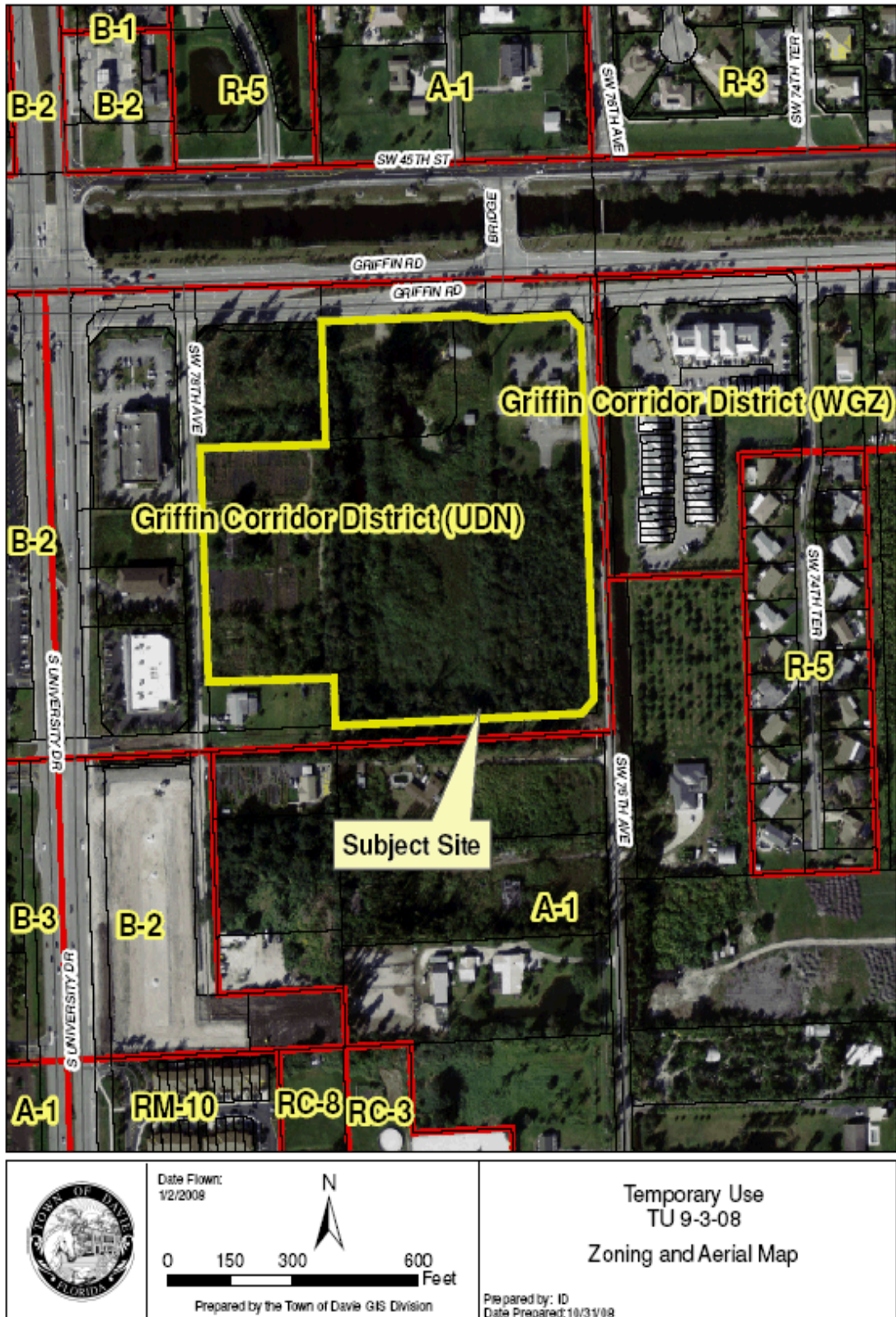
**JBA** Julian Bryan & Associates urban design site planning recording property analysis market feasibility governmental processing

DATE	1/1/20
BY	JBA
FOR	TEMPORARY CONSTRUCTION COMPOUND
PROJECT	SADDLE BRIDGE
SHEET	2 OF 2

TEMPORARY USE SITE PLAN
CONSTRUCTION COMPOUND
<b>SADDLE BRIDGE</b>
TOWN OF DADE, FLORIDA
CENTRO BLANCO HOMES, INC.

DATE	1/1/20
BY	JBA
FOR	TEMPORARY CONSTRUCTION COMPOUND
PROJECT	SADDLE BRIDGE
SHEET	2 OF 2

## Zoning Map





## Future Land Use Map

